039.0	0003	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	620,700 /	620,700
USE VALUE:	620,700 /	620,700
ASSESSED:	620,700 /	620,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		REGIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCEARBO JAMES M & NANCY J TRS
Owner 2:	SCEARBO FAMILY REVOCABLE TRUS
Owner 3:	
Street 1:	15 REGIS ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SCEARBO JAMES M & NANCY J -
Owner 2:	-
Street 1:	15 REGIS ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,480 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1656 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6480.000	226,900	600	393,200	620,700
Total Card	0.149	226,900	600	393,200	620,700
Total Parcel	0.149	226,900	600	393,200	620,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.82 | /Parcel: 374.8

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
25840			10/31/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 039.0-0003-0009.0

!3205!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	226,900	600	6,480.	393,200	620,700	620,700	Year End Roll	12/18/2019
2019	101	FV	209,100	0	6,480.	356,400	565,500	565,500	Year End Roll	1/3/2019
2018	101	FV	209,100	0	6,480.	337,900	547,000	547,000	Year End Roll	12/20/2017
2017	101	FV	209,100	0	6,480.	294,900	504,000	504,000	Year End Roll	1/3/2017
2016	101	FV	209,100	0	6,480.	251,900	461,000	461,000	Year End	1/4/2016
2015	101	FV	196,600	0	6,480.	233,500	430,100	430,100	Year End Roll	12/11/2014
2014	101	FV	196,600	0	6,480.	193,500	390,100	390,100	Year End Roll	12/16/2013
2013	101	FV	196,600	0	6,480.	184,300	380,900	380,900		12/13/2012

PRINT

Date	Time
12/10/20	18:30:48

LAST REV

Date	Time
09/09/19	11:51:26

apro

USER DEFINED

Prior Id # 1:	25840
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3205

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCEARBO JAMES M	72650-187	1	5/24/2019	Convenience	1	No	No		
	14914-269		3/1/1983		78,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/15/2001	752	Re-Roof	3,385	C				
3/15/2000	153	Alterati	24,000					5X12 MUD ROOM, KIT
4/28/1992	154		2,000					NEW SHED 8X16

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	Meas/Inspect	HS	Hanne S
3/27/2009	Meas/Inspect	163	PATRIOT
8/22/2001	Permit Visit	PM	Peter M
2/20/2000	Mailer Sent		
2/18/2000	Measured	197	PATRIOT
8/19/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6480		Sq. Ft.	Site		0	64.	0.95	3									393,217						393,200	

Total AC/HA:	0.14876	Total SF/SM:	6480	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	393,217	Spl Credit		Total:	393,200

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Fair
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	79750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	308239
Depreciation:	81375
Depreciated Total:	226864

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3				Baths: 1			HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

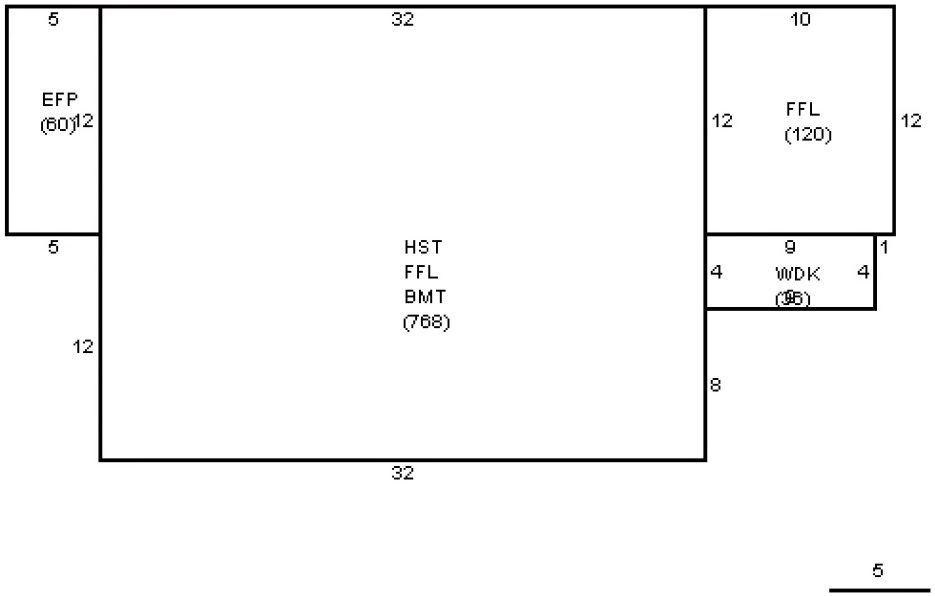
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	106.23
Final Total:	226900	Val/Su SzAd	178.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	888	141.740	125,861
BMT	Basement	768	56.340	43,269
HST	Half Story	384	141.740	54,427
EFP	Enclos Porch	60	72.590	4,356
WDK	Deck	36	16.000	576

Net Sketched Area:	2,136			Total:	228,489
Size Ad	1272	Gross Are	2520	FinArea	1656

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 039.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	16X8	A	AV	1990	0.00	T	23.2	101						
19	Patio	D	Y	1	12X12	A	AV	2000	4.85	T	15.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:	Total: 600